



#plymplanning

Democratic and Member Support

Chief Executive's Department
Plymouth City Council
Ballard House
Plymouth PL1 3BJ

Please ask for Helen Rickman/ Jamie Sheldon

T 01752 398444/ 01752 304001

E helen.rickman@plymouth.gov.uk/

jamie.sheldon@plymouth.gov.uk

www.plymouth.gov.uk/democracy

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PLANNING COMMITTEE ADDENDUM REPORTS

Thursday 5 April 2018

2.00 pm

Council House, Plymouth

Members:

Councillor Wigen, Chair

Councillor Mrs Bridgeman, Vice Chair

Councillors Ball, Sam Davey, Fletcher, Kelly, Morris, Mrs Pengelly, Riley, Stevens, Tuohy and Winter and one vacancy.

Please find enclosed addendum reports linked to agenda item numbers 6.2, 6.3 and 6.4.

Tracey Lee

Chief Executive

Planning Committee

6. Planning Applications for Consideration

The Assistant Director for Strategic Planning and Infrastructure will submit a schedule asking Members to consider Applications, Development proposals by Local Authorities and statutory consultations under the Town and Country Planning Act 1990 and the Planning (Listed Building and Conservation Areas) Act 1990.

6.2 Former Quality Hotel Cliff Road Plymouth PLI 3BE - **(Pages 1 - 2)**
18/00234/S73

Applicant: Henley Real Estate Developments Ltd
Ward: St Peter & The Waterfront
Recommendation: Grant Conditionally
Case Officer: Mr Tim Midwood

6.3 95 Durnford Street, Plymouth, PLI 3QW - 17/02444/FUL **(Pages 3 - 4)**

Applicant: Dominic Robinson
Ward: St Peter & The Waterfront
Recommendation: Grant Conditionally
Case Officer: Mr Chris Cummings

6.4 22 Grand Parade, Plymouth, PLI 3DF - 17/02379/FUL **(Pages 5 - 6)**

Applicant: Mr Andrew Welch
Ward: St Peter & The Waterfront
Recommendation: Grant Conditionally
Case Officer: Mrs Katie Saunders

ADDENDUM REPORT

Planning Committee



Item Number: 6.2

Site: Former Quality Hotel, Cliff Road

Planning Application Number: I8/00234/S73

Applicant: Henley Real Estate Developments Ltd

Pages: 13-58

Additional information

At the time of writing the report to Planning Committee officers awaited the submission of details and a sample of the proposed balcony balustrade material to be used on the southern elevation of the apartment building. As stated in the committee report it was considered necessary to consider the balustrade material alongside the proposed cladding material. Since then a sample of the balustrade material has been received and officers are content with this, subject to the formal discharge of Conditions 10 and 11 prior to the commencement of the relevant part of the development.

Samples of the cladding and balustrade glazing material will be available for Member's attending Planning Committee.

Given the aforementioned progress a revised recommendation is proposed.

Recommendation

The recommendation is now proposed to be:

Grant conditionally subject to completion of a Section 106 agreement, with delegated authority to the Service Director for Strategic Planning and Infrastructure to refuse if S106 not signed within agreed timescales.

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ADDENDUM REPORT

Planning Committee



Item Number: 6.3

Site: 95 Durnford Street, PL1 3QW

Planning Application Number: 17/02444/FUL

Applicant: Plymouth Lighthouse Project

Pages: 59-72

Community consultation and additional comments

There have been two meetings held recently by the applicant, one with the Stonehouse Residents Association (SRA) and another with the SRA and the general public. These meetings were well attended by residents (approximately 60 attended the public meeting). There have also been visits inside the property with some residents, and the applicant is responding directly to concerns that residents raise with them.

The SRA have advised that the following concerns still remain with regards to the proposal:

- The number of occupants in the property
- The financial viability of the project
- What would happen to the house should the project finish

The occupant levels and viability have been dealt with in the original report. With regards to the use of the property should the project finish, it is not possible to condition the property to be returned to flats should the Lighthouse Project finish. It is considered that the recommended approval conditions would require some form of planning approval to be sought for any future use of the property, including the need for a management plan to be updated and the requirement for the support workers office to remain in that use at all times.

Management of the Property

Additional information has been submitted by the applicant with regards to the management of the property. The property will be staffed between 09.00 and 16.00 hours, Monday to Friday, with either a manager or support worker present at all times.

The responsibility of the manager is an assessment of the residents, ensuring procedures are being followed and 1-1 support sessions with external agencies about sign-posting and referrals.

The manager or their assistant holds a morning meeting for all residents Monday-Friday to assess the wellbeing of each resident and the community atmosphere, drawing out any issues that need attention.

A support worker has similar duties to that of the manager, with the manager holding authority and final responsibility for the property and residents.

Residents moving in will have an established period of abstinence (assessed on an individual basis) and not have any psychiatric diagnoses or psychoactive medication that could interfere with their engagement with the project. Residents accept random drug and alcohol testing as part of their occupancy. This is done on arrival and at random times throughout an occupant's stay, as well as if staff have suspicion about residents having drunk alcohol or used drugs. The house is aimed towards mutual aid for residents, and residents should feel responsible for protecting their community and advising staff if there is any use. If the test results are positive then the resident's tenancy is immediately ended and the staff will help them find accommodation with other housing providers, or place them in a bed and breakfast.

Monthly internal meetings are held between management, staff and directors to report on how the house is functioning, with a house resident also presenting to the board. The applicant expressed an interest in ensuring a representative of the Stonehouse Residents Association was present at these meetings to ensure the community is involved in the project. The applicants also expressed an interest in having permanent representation by the Lighthouse Project at the Stonehouse Residents Association meetings. The details of the community engagement and management plan are proposed to be conditioned such that the approval of their details by the Council is required prior to occupation of the property.

Page 68: Minor Change to Condition 3 (works to windows)

In the interests of clarity, replace the wording 'PRE-DAMP PROOF COURSE' to 'BEFORE ANY RELEVANT WORKS COMMENCE'

No further changes are proposed to the officer recommendation.

ADDENDUM REPORT

Planning Committee



Item Number: 6.4

Site: 22 Grand Parade

Planning Application Number: 17/02379/FUL

Applicant: Mr Andrew Welch

Pages: 73-98

Additional Letters of Representation

Six additional letters have been received since the drafting of the main report. Two letters of objection have been received from people who have already made representations. The comments made reinforce points already noted in the officer report. The letters do query why additional comments have been made since the consultation period has ended. Officers will always try to take into account any letters received prior to the determination of the application.

Four additional letters of support have been received, which again largely reinforce comments already made. One comment suggests the design incorporates naval influences, such as the copper turret. The merits of the design are covered in detail within the report.

Report Clarification

Paragraph 20 of the report refers to rear terraces on the first and second floors, this should read the first and third floors.

Paragraph 34 should read "A minor adjustment has also been made to the bay window entrance feature at first floor level. Glass has now been provided in the side panels to reflect the more classic bay windows on adjacent buildings. *The proposed flagpole is an unusual feature* however the applicant very much wants this feature to remain and it is not considered to have such a significant impact that its retention cannot be supported. Further details will be requested by condition."

Self Build

The Housing and Planning Act 2016 placed a duty on Local Planning Authorities to take account of the demand evidenced by their Right to Build register when exercising planning functions. Local Planning Authorities must give suitable development permission to meet the demand for self-build and custom housebuilding.

In Plymouth we currently have 184 individuals on our Right to Build register and are required to provide planning consent for 93 plots by 30th October 2019. The proposed new dwelling will count towards our self-build target as the applicant's intend on occupying the building for at least 3 years once complete.

Officers accept this is a material planning consideration however it would be attributed less weight than other considerations such as the impact on the Conservation Area.

MOD Consultation

The application site lies within the MOD explosive safeguarding area. The MOD were consulted at the beginning of the application process and despite officers chasing a response formal comments have yet to be received.

Recent applications in the vicinity of the application site have had specific planning conditions recommended to deal with explosive safety issues and officers consider a similar condition is likely to be necessary in this case.

Officers therefore propose to amend the recommendation to delegate authority to the Service Director to allow additional conditions to be added once the MOD response has been received.

Recommendation

The recommendation is now proposed to be:

Grant conditionally with delegated authority to Service Director for Strategic Planning and Infrastructure to add additional conditions as necessary following receipt of the MOD consultation response.

An additional condition should have also been added to the report to restrict the use of the ground floor of the dwelling. Condition 11 should therefore be:

11. CONDITION: RESIDENTIAL ANNEXE

The ground floor of the new dwelling hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling.

Reason:

Due to the linked relationship between the ground and upper floors of the new dwelling and shared access and amenity areas, the accommodation is considered unsuitable for independent occupation in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 and 123 of the National Planning Policy Framework 2012.